

HIGHLAND PARK HISTORIC PRESERVATION PRIORITY REPORT

Winter/Spring 2009



Neighborhood Preservation Partnership of *Boston*

A collaboration of the Boston Preservation Alliance, Historic Boston Incorporated, the National Trust for Historic Preservation, in partnership with the Highland Park Community

PROJECT TEAM

Shelby Graham, Historic Boston Incorporated
Erica Lindamood, Boston Preservation Alliance

Partner Agency and Organization Participants

Sarah Kelly, Boston Preservation Alliance
Kathy Kottaridis, Historic Boston Incorporated
Brent Leggs, National Trust for Historic Preservation
Ellen Lipsey and Gary Russell, Boston Landmarks Commission
Sally Zimmerman, Historic New England (Historic Homeowners Program)
Peter Stott, Massachusetts Historical Commission
Anne Dodge, Preservation Massachusetts
Marcia Butman, Discover Roxbury

Community Participants

Willie Brown, Grace Coney, Ernest Coston, Donnie Dixon, Jon Ellertson, Wendy Ellertson, Celia Grant, Cecil Hansel, Patrick Haydon, Lloyd King, Napoleon Jones-Henderson, Peter Lee, Karen Mapp, Chris McCarthy, Lauren Mills, Michelle Murphy, Augustine Petrillo, Rep. Byron Rushing, Nick Russo, Samantha Sadd, Ewurama Shaw-Taylor, Dan Sherman, Rodney Singleton, Joyce Stanley, Mark Sullivan, Councilor Chuck Turner, Joann Wilson-Singleton, Byron Winder, Millicent Young

Winter-Spring 2009

TABLE OF CONTENTS

Introduction

- Rationale (page 4)
- Methodology (page 4)
- Map (page 5)
- Highland Park History (pages 5-7)

General Recommendations (pages 8-12)

Priority Preservation Opportunities and Planning Strategies

- Alvah Kittredge House and Park (pages 13-15)
- Hodgdon House (pages 15-16)
- Cochituate Standpipe, Highland Park (pages 17-19)

Priority Green/Open Spaces

- Hawthorne Youth and Community Center (Hawthorne) Green (page 20)
- Cedar Park (page 21)

Appendices

- A: Resources, Tools, and Documentation
- B: Financial, Technical, and Informational Support
- C: Opportunities for Partnership/Funding
- D: Timeline for Creating an Architectural Conservation District
- E: “2009 Preservation Opportunities in Highland Park”
- F. Update of List of Endangered Properties from the Boston Landmarks Commission’s 1999 ***Preserving Highland Park: Protecting a Livable Community – Listing of Endangered Properties***

Sources

INTRODUCTION

Highland Park, a neighborhood of Roxbury in Boston, Massachusetts, is a unique residential enclave that features a striking collection of different 19th century architecture. The neighborhood is known alternately as “Fort Hill” for its two Revolutionary War fort locations and “Roxbury Highlands” for its distinct, hilly topography. Generally speaking and for the purposes of this report, the boundaries of Highland Park are roughly from Washington Street to the east, Malcolm X Boulevard to the north, Columbus Avenue to the west and Ritchie/Marcella Street to the south.

RATIONALE

The Neighborhood Preservation Partnership aims to bring preservation resources to Boston’s underserved communities and to set priorities for future advocacy and investment. Highland Park was selected for our first series of workshops due to strong community interest, a long history of activism and an exceptional collection of historic buildings and open spaces. The workshops are designed to connect residents with agencies and organizations that can assist them in achieving their preservation-oriented goals. They also provide an opportunity to set neighborhood-wide preservation priorities and develop action plans for carrying them forward. Finally, the workshops foster stronger relationships between preservation-oriented agencies and organizations and local residents and business owners in an effort to ensure long-term communication and collaboration into the future.

METHODOLOGY

The Project Team attended at least one of each monthly neighborhood association meeting held throughout the Highland Park/Fort Hill community in the month leading up to the first Neighborhood Preservation Workshop in January 2009. Attendance at these meetings gave us a chance to introduce the Neighborhood Preservation Partnership and Workshop Series to the community, and also to glean information about ongoing neighborhood issues and concerns that would help to inform the first workshop’s design.

Because of the neighborhood’s deep involvement with green space protection and land use issues, in addition to historic and cultural resource preservation, we designed the first workshop as an opportunity to begin to build consensus around both “properties” and “places” (including green spaces) that neighborhood residents viewed as current priorities. The January workshop included brief resource introductions by eight Boston-based preservation and related organizations, and provided an opportunity for residents to mark a wall map of Highland Park with both “properties” of interest/concern and “places” of interest/concern.

From this map and notes on the discussion that emerged during the January workshop, the Workshop Coordinator drafted three preliminary lists: (1) Properties/Structures of interest or concern, (2) Places of interest or concern, and (3) Issues or Themes of interest or concern. These three lists formed the basis of discussion at our second Neighborhood Preservation Workshop in February; at the end of this workshop, each resident in attendance “voted” on their one or two top priorities in each of these categories. The Project Team used these “votes,” along with discussions with residents before, during and after the workshops, to inform the suggestions that follow in this report.

MAP OF HIGHLAND PARK, ROXBURY MASSACHUSETTS



HISTORY OF HIGHLAND PARK, ROXBURY, MASSACHUSETTS

A rocky and hilly area southwest of Boston, the settlement of Roxbury was founded in 1630. In 1649, the early residents voted to appoint 5 selectmen to serve as a governing body to make and execute the laws for the good of the people. From 1600 to 1800, the town of Roxbury was little more than a collection of sparsely settled farms that radiated from Meeting House Hill. During that time, the area, which later became known as John Eliot Square, was a small center of commercial and town activity that included the First Church of Roxbury, first built in 1632. Commercial buildings and residential homes surrounded the Church and its green. The hills to the south of Eliot Square were dominated by the Lower Fort (located at what is now Highland, Linwood and Cedar Streets) and the High Fort (located at present-day Highland Park), both built in 1775. The forts were part of the chain of defenses that were built during the Siege of Boston. The High Fort was located on the second highest hill in Roxbury and overlooked the land route to Dedham. The Low Fort controlled Washington Street, which at that time was the only land route into and out of Boston. Both forts were comprised of simple earthworks.

Fort Hill also played a role in General Henry Knox's trip from Fort Ticonderoga to Dorchester Heights. Knox brought 59 cannons from Fort Ticonderoga and led his group on a harrowing trip through the frozen Hudson River valley, over the Berkshires to Cambridge, hauling 60 tons of artillery by ox-drawn sleds. From Cambridge, Knox and his troops brought the artillery to Roxbury, where 3,000 of General John Thomas's troops had gathered at Fort Hill. From there, Knox's group traveled the final two miles from Fort Hill to Dorchester Heights. Faced with the overwhelming threat of the cannon, and unable to reach the revolutionary troops with fire up on Dorchester Heights, the British boarded ships and evacuated Boston, and the mission was a success.

After the British departed, residents of Boston and Roxbury returned to their homes, many of which had been burned or destroyed by the British soldiers. The First Church in Roxbury had housed soldiers and served as a signal station during the Siege, and had become a target for British cannon fire. By the end of the war, a great deal of property around the meetinghouse had been destroyed, and soldiers had cut down much of Roxbury's trees, including many of the orchards the town was known for. One of the town's priorities was to build a new meetinghouse, which would be the fifth church to be constructed on the site of the original 1632 meetinghouse in John Eliot Square. Completed in 1804, this fifth meetinghouse is the present First Church in Roxbury.

At the start of the 19th century, the wealthy classes of Boston began to purchase the rural farmland of Roxbury. Ideally located in close proximity to the city and on the only road in and out of Boston, Roxbury became popular for country houses, gentleman's farms and summer retreats. In 1826, the Boston and Providence Railroad Company built a small station at Roxbury Crossing, which made the transportation into the city convenient, allowing residents to live in Roxbury year-round while still conducting their business in the city.

In 1825, a group of wealthy men (Benjamin Copeland, David and Thomas Simmons, Charles Hickling, and Supply Thwing) purchased a 28-acre parcel of land in the Roxbury Highlands, which included the Roxbury High Fort. The goal was to create a bucolic, upper-class residential community that also preserved the Fort. Few residences were built in the area until the mid 1830s, when people began to purchase large lots and build large, fashionable residences. By 1832, two streets, Highland, which had four houses (including the Copeland House, which still stands at 140 Highland) and Centre Street, traversed the hill. Two Greek Revival mansions, the Kittredge House (1836) and what is now known as the Hale House (1841), were some of the largest in the area and retained expansive lots. In the 1840s, these large landowners recognized the growing demand for land in the district, and began to subdivide their estates. Through this process, the Roxbury Highlands began to take on its current dense residential character through the 1850s and 1860s.

The introduction of the electric street car and the growth of the Eliot and Dudley Squares' commercial districts brought new waves of population—and construction—to the area. As the larger lots continued to undergo subdivision, a wide range of architectural styles and residence sizes proliferated. While Victorian single-family homes and cottages remained popular in the Roxbury Highlands, urban brick rowhouses, mimicking the styles of the nearby South End, were also built frequently throughout the district. By the turn of the 20th century, the large lots that held the grand homes of the early years of the development of Roxbury had been greatly diminished. The large, fashionable mansions of the 1830s and 1840s, of which the Kittredge House and the Hale House are fine examples, had become rare reminders of the Roxbury Highland's rural and pastoral past.

In the 20th Century, Highland Park continued its tradition of transitioning, both in its architecture and its demographics. The neighborhood, for a time, continued to become more densely populated as residents subdivided the large, one-family homes into rental apartments. A post-war shift, however, led to disinvestment and declining numbers of residents (issues felt in most urban neighborhoods throughout the country). However, during this era, the neighborhood attracted both white and African-American middle-class families, hippies, idealists, a few communes, and homosexuals.

Between about 1960 and the 1990s, much of the housing stock was not well maintained and underappreciated. Neglect and arson led to many empty lots in the neighborhood. In recent years, infill housing has been built in some of these lots, bringing new building stock and new residents. The area has also seen a lot of investment from residents, some of whom have tackled difficult rehabilitation projects that have restored many of the area's significant homes. See Appendix F for a snapshot of recent improvements made to housing in Highland Park.

GENERAL RECOMMENDATIONS

The following are general recommendations for the Highland Park community. The information and strategies listed below are based on the feedback received from participants at Neighborhood Preservation Partnership workshops. See the Methodology section on page 4 for more information.

PROTECTING AND PRESERVING HIGHLAND PARK'S UNIQUE BUILT ENVIRONMENT

The Highland Park/Fort Hill neighborhood features a distinctive collection of 18th and 19th century architectural styles. In 1978, a group of neighborhood residents petitioned the Boston Landmarks Commission for Landmark District designation. However, there was insufficient neighborhood interest to pursue designation. In 1998-99, the Landmarks Commission revisited the idea and shared their findings with neighborhood residents through the document "Preserving Highland Park, Protecting a Livable Community." Through that process, the BLC proposed an Architectural Conservation District, which would provide design review for all projects as required by the criteria developed for the district by the Boston Landmarks Commission in partnership with the community.

At this time, there are a series of obstacles to overcome if the community chooses to pursue the Architectural Conservation District plan once again. For one, it takes a great deal of community involvement, support, and time to create a district. The Study Committee (which includes both members of the Boston Landmarks Commission and district residents) alone requires many meetings. The process involves months of work, including the hiring of a consultant to research the district and the development of design review criteria selection by the Study Committee. Then, if the district is designated, a District Commission is formed, which also takes a great deal of commitment from community members who choose to serve. Also, because of current municipal budget circumstances, the Boston Landmarks Commission may not be able to undertake the creation of a district at this point in time. For more information regarding the creation of the Architectural Conservation District and what further steps would need to be taken for its official designation, see Appendix D.

There are alternative tools, actions and strategies that can be used and put in place other than designation as an Architectural Conservation District. These are listed below.

- **Update the Boston Landmarks Commission 1999 Study of Highland Park—10 Most Endangered Properties:** Included in the "Preserving Highland Park" report was a list of endangered properties, selected for both the level of historic significance and degree of deterioration. These properties were also chosen to represent all of the different architectural styles found within the district and for their geographic distribution throughout the neighborhood.

Now a decade later, the Neighborhood Preservation Partnership has begun to update this list of endangered properties. In comparing the photographs and notes from the 1999 report with their current status, there is a lot of good news to be reported. Six of the houses listed in 1999 have undergone restoration and rehabilitation over the past decade. One house, although not restored, was rebuilt using some original puddingstone material. Three houses remain threatened by disinvestment, neglect, or by the current owners' inability to undertake necessary

actions. (See Appendix F for the “10 Most Endangered” properties list update. This document is meant to be fluid and updated on a regular basis, and could serve as a compilation of data that will then be used to celebrate Highland Park’s preservation success stories.)

- **Combine preservation of built environment with the creation and preservation of affordable housing:** Many of the large houses of Highland Park have been subdivided into apartments over the years, creating a model that might provide a good opportunity for preserving both the neighborhood’s building stock and its economic diversity. The Department of Neighborhood Development has a Rental Development Program that focuses on multi-family housing and affordable housing for the elderly. Creating affordable housing units could provide subsidies that make a preservation project feasible.
- **Promote the donation of preservation easements:** Preservation easements are an effective way for a historic house owner to protect the investment of time, hard work, and money that they have put into their historic home. The easement is donated to a certified easement holding organization, which will review future proposals to alter the house. The donor of the easement could also realize tax benefits from the transaction for the value of the easement, making it an appealing method of ensuring the historic property’s future. (See Appendix A for more information about preservation easements or preservation restrictions.)
- **Take advantage of Historic HomeWorks program:** Utilize available funding from the Department of Neighborhood Development (DND). Historic HomeWorks provides grants to help homeowners make historically appropriate exterior repairs or improvements. (See Appendix B for more information.)

MAINTAINING A DIVERSE, MIXED-INCOME COMMUNITY

The vital issue of sustaining a mixed-income, diverse community must be kept in clear view as historic preservation planning moves forward. Although this issue was not explicitly raised at the first two workshops, it has consistently emerged as a central theme in conversations with neighborhood residents. As the neighborhood moves ahead with historic preservation, landscaping and other revitalization efforts, realistic concerns about gentrification must be counter-balanced with lessons learned from other neighborhoods and cities, including strategies for retaining a variety of affordable homes for low-to-middle-income residents.

Some or all of the following strategies may assist the neighborhood in this area:

- “Assume best intentions” and do sensitive outreach to owners of historic homes in need of restoration or repair. Remember that building trust and goodwill is a necessary precursor to collaboration.
- Educate residents about *historic preservation’s excellent track record as an alternative to “urban renewal” projects that displace residents* and replace existing neighborhoods with high-rises and other large-scale developments. Address resident concerns about property tax increases and related concerns associated with “neighborhood improvement.”
- Explore advocacy to the city or state for a special fund to support historic homeowners.
- Extend an invitation to homeowners to attend free or low-cost window repair or other home repair workshops in the neighborhood (in possible outreach collaboration with Boston Building Materials Co-op).
- Explore the possibility of a working session with DND (Department of Neighborhood Development) to investigate funding strategies.

PRESERVING AND INTERPRETING HISTORIC LANDSCAPE/CONSERVING AND PROTECTING URBAN GREEN SPACE

In discussions among Highland Park residents, two basic categories of space or land issues arose. While related in some respects, these need to be addressed separately here.

The first of these two issues is the community's deep interest and pride in the history of land use in Highland Park, including its agricultural and horticultural history—especially, the history of fruit orchards on the Hill. This interest intersects with the community's ongoing and continuing interest in educating local residents and visitors about the neighborhood's rich and multifaceted history, including the history of its architecture from Revolutionary to modern times.

Examples of possible action steps in this area include:

- Pursue funding (in collaboration with a nonprofit organization) from National Trust for Historic Preservation's Preservation Fund for the design of an educational program or materials about aspects of the neighborhood's landscape, social and architectural history.
- Pursue funding (in collaboration with a nonprofit organization) from foundations (ex. The History Channel) for a neighborhood-based educational program that highlights a combined historic and landscape preservation "story" in the neighborhood.
- Collaborate with Discover Roxbury and other local organizations to design and publicize a "Harvest Walking Tour" that features the history and current use of orchards in the Highland Park neighborhood.

The second issue is the concern over conservation of existing open spaces and the ongoing protection and stewardship of green spaces in the neighborhood, including parks, gardens, and vacant lots. These issues complement the historical ones, and can potentially be linked with landscape preservation issues if historic significance or design of particular land features can be established. But for the most part, these issues will need to be pursued through collaboration with city planners, open space/land conservation and related organizations. However, residents may consider highlighting parks and other green spaces in oral histories, historical walking tours, or other educational projects in order to increase their visibility. Such strategies can potentially complement advocacy efforts for re-zoning or other land protection measures.

Examples of possible action steps in this area include:

- Do public outreach and education among neighborhood residents, to raise awareness of open space preservation as a critical quality of life issue for the neighborhood, to be balanced with the oftentimes competing interest in affordable housing development.
- Pursue conservation restrictions on existing yards, lots or parks, possibly in combination with Preservation Restrictions on existing buildings.
- Develop landscape inventory. Explore possible collaboration with the Department of Conservation and Recreation's Massachusetts Landscape Initiative. Through this partnership, research history of land use throughout the neighborhood, including inventorying historic or heritage (cultural) landscape features, and advocate for preservation of land based on historic uses and local cultural significance. (See Appendix B.)

- Design educational projects that increase public awareness of the significance of parks and other natural areas to the neighborhood’s “social fabric” or identity during the past 50 years, including its emergence as an African-American community, and its legacy of preservation and conservation activism.
- Seek assistance for natural areas protection, especially protection of “urban wilds,” from the Boston Natural Areas Network (BNAN), The Trust for Public Land, New England Grassroots Environment Fund’s Boston Grants Initiative, etc. See more partnership opportunities in Appendix C.

ENGAGING NEW RESIDENTS

While this topic did not receive “top priority” votes at the February 28th workshop, it emerged as a significant one at the January and February workshops and in related conversations with residents. On the one hand, many relatively new residents to the neighborhood would be interested in learning more about the rich history of Highland Park and its architecture. Educating these newer residents would increase the likelihood of their “buy-in” to the value of historic preservation and their involvement in historic preservation advocacy in the neighborhood. Additionally, strategic outreach to newer residents who live in historic homes can potentially support their efforts to take needed care of their properties.

Effective outreach to new residents may take some or all of the following forms:

- Collaborating with neighborhood and local nonprofits, businesses and religious institutions that serve neighborhood families, including immigrant populations, in order to share information about ongoing historic preservation strategies and educational programs;
- Informal networking to engage college or graduate students living in the neighborhood as volunteers in neighborhood advocacy and education efforts;
- Exploring strategies for engaging youth and families with young children in historic preservation activities (See “Engaging Youth and Families with Children,” below); and
- Established community leaders committing to reach out to particular new residents that they already know, and extend personal invitations for them to attend community preservation meetings or related events.

ENGAGING YOUTH AND FAMILIES WITH CHILDREN

The challenge of involving a broad spectrum of neighborhood residents in historic preservation efforts—including neighborhood youth and families with young children—is presented here in response to the neighborhood’s identified value of “passing on neighborhood legacies/activism to younger generations,” which received two votes as a priority issue at the February workshop. The following strategies may promote these efforts:

- Reviewing the original written, audiovisual and visual materials that youth at Hawthorne Youth and Community Center have created since 1993 to document aspects of the neighborhood’s landscape and built environment;
- Exploring ways that youth leadership components can be built into public education plans, including historic neighborhood tours, maps and research and advocacy plans; and
- Designing and advertising community preservation meetings and events as “family-friendly,” e.g. including hands-on activity stations for children and refreshments for all.

DEFINING PUBLIC EDUCATION GOALS

In light of the issues raised above, the neighborhood may benefit from developing a written mission/vision statement that clarifies its goal(s) for public education around historic preservation. This statement would probably respond to the following questions:

- To what extent do we want to focus on educating neighborhood residents, so that as a community we are well equipped to care for our historic structures and landscape?
- How do we see outreach and education around historic preservation as connected to outreach and educational efforts in social or cultural history? In landscape preservation, open space or other land use issues?
- To what extent do we see our educational mission as one of educating other Boston residents, and/or local or other visitors to Boston?
- What central outcome does the community hope to achieve from each form of educational outreach?

PRIORITY PRESERVATION OPPORTUNITIES AND PLANNING STRATEGIES

The following properties were identified as preservation priorities through a series of meetings held in the winter/spring of 2009. For more information about how these priorities were chosen, please see the “Methodology” section on page 4.

PRESERVATION PRIORITY: Alvah Kittredge House, 10 Linwood Street, and Alvah Kittredge Park



The Alvah Kittredge House was built for First Parish Church deacon Alvah Kittredge (1799–1876), a prominent businessman who served many years as one of Roxbury’s five elected aldermen. In the 1830s, he purchased several large parcels of land in the Roxbury Highlands, from which he carved out an estate for himself and built the large Greek Revival house for himself in 1836. Kittredge was one of several investors who began developing the area as a dense residential suburb in the second half of the 19th century.

Constructed on the site of the Roxbury Lower Fort, on what are now Highland, Linwood and Cedar streets, the house features tall Ionic columns supporting a portico on the front façade and a hipped roof topped by an octagonal cupola. The house once featured side wings, but they were demolished when it was moved and reoriented in the late 19th century. In its first location on Highland Street, the house was surrounded by gardens and statuary. Now facing onto a small park, the house is surrounded by 19th century rowhouses and sits on a much smaller lot.

Kittredge, who also played a large role in the creation of Forest Hills Cemetery, lived in the house for decades. In 1871, prominent Boston architect and engineer Nathaniel Bradlee purchased the house and lived there with his family. Bradlee designed many significant buildings in downtown Boston and throughout Beacon Hill, Back Bay and particularly the South End. In Roxbury, Bradlee is credited with designing Palladio Hall in Dudley Square, Fellowes Athenaeum on Millmont Street, and the Cochituate Standpipe.

In 1975, the Roxbury Action Program (RAP) purchased the Kittredge House and used it as its headquarters. Area activist Lloyd King co-founded Roxbury Action Program in 1968 for the purpose of building a model community for African Americans that would encompass economic stability, physical development and social responsibility. RAP, which is celebrating their 40th anniversary this year, served

an important role in this community, providing the delivery of affordable housing units, social services and youth programming throughout the neighborhood. Although RAP was able to make some repairs to it in the 1970s, by 1991 the organization no longer used the building because of the high cost of heating. Since then little attention to routine maintenance or critical repairs have been made, and the building has fallen into disrepair. The building was sold and is now under new ownership.

Area residents are concerned for the future of the iconic building and for the safety of passersby. The failing portico is currently supported by scaffolding and the boarded up building is a target for graffiti. In the fall of 2008, a group of neighbors put together a detailed report and petition to be submitted to the Boston Landmarks Commission for exterior designation. The Commission accepted the petition for further study.

Alvah Kittredge Park, originally founded as (Mayor George) Lewis Park ca. 1864 and renamed Alvah Kittredge Park in 1912, is located across the street from the Kittredge House in its current location. This park, currently owned by the City of Boston and maintained by the Boston Parks and Recreation Department, was identified as a priority place at the neighborhood workshop series. The Highland Park Neighborhood Association has already pursued and obtained technical and financial assistance with restoring Kittredge Park, including design-phase funding from the Browne Fund and design assistance donated by Carol R. Johnson Associates, and a recent grant from the George B. Henderson Foundation. The park's high-priority rating at the workshop series indicates the neighborhood's continued commitment to its restoration and care.

Strategies:

- Meet with the Boston Redevelopment Authority (BRA) to discuss their role in the easement. The BRA held a preservation easement on the Kittredge House since 1976, when the easement was given in exchange for a Federal Loan and Grant from the Department of Housing and Urban Development (HUD). The easement, which expires in the year 2014, maintains that the owners of the house "preserve the architectural and historical integrity" of 10 Linwood Street, and that the "said preservation is to be performed in a manner satisfactory to the transferee (the BRA)."
- Meet with the owner and architect to encourage and support a preservation-based plan for the building. An organization, such as Historic Boston Incorporated or a community development corporation, might be able to assist in finding solutions to make this preservation project feasible, including
 - the inclusion of affordable housing
 - the use of historic tax credits
 - low-interest loans
- Serve as the "eyes and ears" for the Boston Landmarks Commission and Boston Redevelopment Authority by letting them know about the condition of the house or any new activity. If the building condition does not improve, coordinate communication from the community requesting that the Boston Landmarks Commission make the Kittredge House a priority in their pipeline and requesting that the Boston Redevelopment Authority enforce the preservation easement that they hold. Until the Kittredge House becomes an official Boston Landmark, building permits pulled will not trigger review or special attention by the Inspectional Services Department.

Initial Action Step Agreed to at the April 2009 NPP Workshop:

- One resident participating in the workshop series had already been working with Lloyd King in an effort to set up a meeting with the current owner, and committed to

continuing with this effort. The project architect attended the April NPP workshop and committed to assisting in the process of setting up a meeting (target completion date: May 2009).

Other Supports Needed/Offered or Suggested at the April 2009 Workshop:

- Historic Boston Incorporated (HBI) expressed its readiness to be a part of the process. HBI's executive director, Kathy Kottaridis, pledged technical support for moving the project forward.
- If the owner is reluctant, the group can go to the BRA with recommendations for public action.
- Potential tools include federal and state historic tax credit equity.

PRESERVATION PRIORITY: Hodgdon House, 174 Highland Street or 51 Hawthorne Street



The large Victorian mansard building on the corner of Hawthorne and Highland Streets, historically known as the Hodgdon House, creates a striking and prominent presence on the street. Built in the Second Empire style, this house was in high fashion when it was constructed in the late 1860s. Completed in 1870, the Hodgdon House was the last significant building to have been constructed during the era of the “Fort Hill” development.

In 1825, the “five associates,” a group of Roxbury businessmen that included Supply F. Thwing, Benjamin F. Copeland, David A. and Thomas Simmons and Charles Hickling, purchased a 28-acre tract of land that was comprised of the old Ruggles and Williams Farms. The men then subdivided the land, building fashionable homes for themselves. The land was soon subdivided further, between their family members, heirs, and to private buyers. This land went to Supply Thwing's son, Supply Clapp Thwing, who constructed the elaborate Second Empire house.

The house soon became the home of David M. Hodgdon, who maintained a clothing store located on Otis and Arch streets in Boston. Prior to moving to the grand house on the corner of Highland and Hawthorn, Hodgdon had lived nearby at 86 Thornton Street. Hodgdon lived in the house until about 1884.

The house has had an interesting history throughout the 20th century. There were attempts to change the house from a one-family house to a building containing six apartments around 1915, but according to building permits, the house remained vacant. By 1918 it was described as “in very bad condition, the

windows being broken out, and is a fire menace.” Also noted was a recent crime where a “drunken man was taken into the house, dangerously assaulted and robbed.” By the 1950s, the house had been transformed into a three-family apartment complex, but by the 1970s, the house was again vacant and in poor condition. The home has been owned (and occupied?) by the current owner since about the year 2000.

The Hodgdon House might not have enough state/regional significance to gain that status (it is listed as a “3” on the Landmark’s survey form). For that reason, it is not recommended to pursue Landmark status unless there is a very good case for its approval, since the potential rejection as a Landmark might give the impression that the building is not **locally** significant (which it is).

Alternative strategies for rehabilitating, and potentially protecting the house, are listed below.

Strategies

- Meet with the owner of the property to understand their plans and possible obstacles that they are facing. A representative of Historic Boston Incorporated could lend preservation planning assistance and could potentially suggest alternative financing structures (including low-interest loans and historic tax credits) that could make the project more feasible. HBI or others could assist in creating a good preservation plan for the building. (More research on the building will be necessary before such a plan can be designed.)
- Applying to the Department of Neighborhood Development (DND) for a Historic Homeworks grant would be a good option for the owner of the Hodgdon House. While the grant must be matched by the owner, and would not provide the full amount of money needed to completely finance the rehabilitation of the Hodgdon House, it could provide a significant amount of capital and the support of DND.
- Beyond partnering with the DND Development with their Historic Homeworks program, there may be other efforts that DND and other organizations can make to assist the owner with the project. A plan that includes an affordable housing component might translate into subsidies for the project or other solutions. Bringing the owner and representatives of DND together should be a priority.

Initial Action Step Agreed to at the April 2009 NPP Workshop:

- A neighborhood resident agreed to take the lead on setting up a meeting with the owner in order to develop trust and begin a dialogue (target completion date: May 2009).

Other Supports Needed/Offered or Suggested at the April 2009 Workshop:

- HBI offered to participate in meeting(s) with the owner as an information sharing resource.
- DND’s Historic Homeworks program and other creative financing tools may prove helpful.

PRESERVATION PRIORITY: Cochituate Standpipe, Highland Park



Located at the top of Roxbury's Fort Hill, the Cochituate Standpipe is both a visual landmark from surrounding areas, and an unparalleled vantage point from which to view the city of Boston. Designed by local architect and engineer Nathaniel Bradlee in 1869, the distinctive tower is located on the site of the Revolutionary War High Fort in Roxbury. The High Fort was built in the summer of 1775 from the designs of Henry Knox and Josiah Waters. Built on a summit of rock and featuring 15 foot tall embankments, the fort was one of the strongest works in the greater Boston area. Its location at the top of the hill commanded a strong vantage point for the road to Boston and the road to Dedham.

The High Fort is also the site of one of the earliest attempts at historic preservation. In 1825, five Roxbury residents purchased a large 28 acre tract that included the High Fort. While the investors subdivided the rest of the land, the Fort land was held in common and kept in good condition by joint expense. In 1830, the High Fort lot was offered to the town of Roxbury for a sum of \$3500; the offer was rejected.

In 1868, the town of Roxbury was annexed to the City of Boston. One of the first priorities of the annexation was to provide clean water supply to residents. Although there was opposition to the destruction of the historic fort, the city decided to move forward with plans to construct a standpipe. However, Nathaniel Bradlee designed the Cochituate Standpipe to be a strong architectural statement that would stand as a monument to the site's history and allow for the public's enjoyment of the view. A pumphouse, located at Elmwood and Roxbury Streets, forced water up to the Standpipe where it was stored for use in households at high elevations in the highlands.

The Standpipe only operated for a decade, and the park and building soon fell into disrepair. Olmsted, Olmsted and Eliot were commissioned in 1895 to provide plans for the improvement and landscaping of the park, which included reconstruction of the quadrangular shape of the fort, creation of walkways, and plantings. The standpipe itself was transformed into an observatory with the addition of an iron balcony, an attendant's office and bronze memorial plaques. The improvements were completed in 1916 and the tower was opened to the public in 1917.

At the February, 2009 meeting, Neighborhood Preservation Partnership workshop participants suggested that the Cochituate Standpipe should be maintained, its observatory should be replaced, the stairs improved and made safe, and that it should be open to the public. While this opinion seems to

have been held by the majority of the people in the room that day, steps should be taken to ensure that this is the opinion of the majority of the neighborhood, perhaps particularly of the direct abutters on Fort Hill Avenue, Fort Hill Avenue Terrace, and Beech Glen. The following are a few strategies and opportunities for partnerships if the neighborhood does decide to proceed.

- **Maintenance and Upkeep:**

Today, the park and the tower are maintained by both neighbors and the City's Parks and Recreation Department. According to a Fort Avenue resident, about five years ago many of the neighbors hosted a fundraiser and collected enough funding to pay for half of the cost to paint the tower, and the city paid for the other half.

- Currently, Fort Hill/Highland Park is listed on the Boston Parks and Recreation Department as "to be scheduled" in their capital improvement plan, which also indicates an intention to "upgrade the park with new benches, paving, landscaping and improvements to the tower" with a budget of \$250,000. (In comparison, Jeep Jones Park, which is currently "in design", has a budget of \$585,000 to "Renovate adjacent city parcel with fence, walkway, paving, benches and landscaping.") The community should move to work with the Department to develop a capital program and interpretive signage. This could be initiated through a preliminary meeting, hosted by the BPA, to acquire information from the Boston Parks Department about the current plans for the park.
- An exploration of alternative funding sources, such as the Massachusetts Cultural Facilities Fund (MCCF). The Fund provides matching grants that may cover the acquisition, design, repair, rehabilitation renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts. However, obtaining funds is typically contingent on having a strong and feasible program plan in place that details the use, interpretation piece, jurisdiction, etc. A plan should be put into place and agreed upon by the community and abutters before an application to the MCCF is submitted. More information about the Massachusetts Cultural Facilities Fund can be found in Appendix B.

- **Interpretation and Programming:**

There are several interesting opportunities to interpret this site and potentially attract more interest and appreciation of the historical significance of this area. With plans for programming in place, sources for funding and aid in improving the tower could be available.

- Interpreting and publicizing the importance of this site is vital to its future. Walking tours, trolley tours, and celebrations would all help to highlight this extraordinary piece of Roxbury's history. Continued and expanded outreach with groups like Discover Roxbury, MyTown, and other active Roxbury non-profit organizations will help to accomplish these interpretation goals.
- The Battlefield Preservation Fund, of the National Trust for Historic Preservation, is a viable potential source of funding for Fort/Standpipe-related planning, education and interpretation.
- Partner with Michael Bare of South Boston Citizens' Association to create an "Inner City Freedom Trail" (or another, similar name) linking Fort Hill/Roxbury High Fort to Dillaway Thomas House, First Church in Roxbury, Shirley Eustis House, Lemuel Clapp House, Dorchester Heights Monument.
- Look to the Pilgrim Monument and Provincetown Museum in Provincetown, MA for possible lessons or strategies regarding fundraising, maintenance and interpretation.
- While the idea of using the park as a public events venue did not seem to appeal to community members at the workshop series, this is a question that could be raised at subsequent community-based visioning and planning forums.
- Lastly, it is important to designate a non-profit group or government agency as the "holder of the key". This will allow for public access but with the neighborhood still maintaining some control over the use of the tower.

Initial Action Step Agreed to at the April 2009 NPP Workshop:

- A neighborhood resident agreed to take the lead on connecting with the Standpipe Trust for an update on funds available and plans (target completion date: May 2009). (The existing neighborhood group “Friends of Highland Park” might then address next steps.)

Other Supports Needed/Offered or Suggested at the April 2009 Workshop:

- Boston Preservation Alliance (BPA) offered to provide assistance in the process.
- A Neighborhood Preservation Subcommittee will need to create an action plan for the Standpipe once the initial research (Action Step, above) has been completed.

Longer-Term Goal/Vision Discussed at April 2009 Workshop:

- Gather, document and share stories and photographs from neighborhood residents (target start date: Fall 2009)

Possible Partners/Models:

- Discover Roxbury
- UMass/Boston (Mass. Memorial Road Show, www.massmemories.org)
- Northeastern University’s Lower Roxbury Black History Project
- Dudley Square Station – Seniors writing memories of station (ongoing)

PRIORITY GREEN/OPEN SPACES



Hawthorne Youth and Community Center (Hawthorne) Green, 184 Highland Street lot, Parcel # 1100482000

This buildable lot, owned by the City of Boston, is one of eight lots included in the zoning designation request (change from “building development” to green space/community use) in a December 2008 letter to the Highland Park Project Review Committee of the Roxbury Neighborhood Council. The accompanying letter to the PRC from the HYCC Board of Directors requests formal approval of HYCC’s intention to develop the parcel “for Recreation and Open Space use to benefit community residents.” This approval would permit HYCC “to pursue zoning changes with the Roxbury Neighborhood Council and explore the options of either working with Dudley Neighbors Incorporated to lease and develop the parcel or entering into a development agreement with the City of Boston to devote the land to HYCC.”

This green space has long been used by youth who attend the Hawthorne Youth and Community Center (HYCC), of the adjoining lot and under the leadership of director Samantha Sadd. Youth have worked with an architect to develop a preliminary vision statement for the space; HYCC has shared this vision statement with the Project Review Committee. The HYCC Board and some community members have embraced this vision and Sam Sadd would like to build community support for it.

Possible action steps include:

- The Hawthorne Youth and Community Center and other neighborhood groups may explore new collaborations with other organizations to increase regular active use, visibility and public support for preservation of this green space.
- Hawthorne Youth and Community Center may collaborate with other organizations, including Discover Roxbury, to research, document and develop educational materials that include focus on the history of land use on this lot. An oral history project could be one component of this effort.
- Collaborate to do a “heritage landscape inventory” of this lot in the context of the neighborhood as a whole, to include trees, orchards, the “Black Jesus,” and other locally significant features. (See pp. 32 f. in *Massachusetts Heritage Landscapes: A Guide*; Explore possible collaboration with the Massachusetts Historic Landscape Preservation Initiative; Jessica Rowcroft, Preservation Planner, phone (617) 626-1380.)
- Research the New England Grassroots Environment Fund’s Boston Grants Initiative , Merck Family Fund, and other environmental/youth programming funding sources; investigate collaboration with local environmental education programs, e.g. the Roxbury Environmental Empowerment Project (REEP) of ACE (Alternatives for Community and Environment): http://www.ace-ej.org/programs_and_campaigns

Cedar Park



Owned by City of Boston and already zoned as a city park, this land parcel is not in danger of being built on. Residents cite Cedar Park as a well-known “hang-out” space for loiterers and drug users. The new Edith Jeffrie Memorial Garden, being developed by the neighborhood’s Green Guerrilla Garden Club, is located across the street from the park. Augustine Petrillo, founder of Green Guerrilla, hopes that eventually the garden will attract some of the young people who hang out at the park to participate in garden work. He has suggested that park upkeep will require a volunteer corps to do cleanup two days/week. Community maintenance of the space seems to be the first priority; increasing community pride in and public/family usage of the park could make positive impacts.

Action steps may include:

- Formation of a volunteer cleanup corps (perhaps with monthly rotations among several neighboring households).
- Improvements to the Memorial Garden space, including attractive and welcoming signage, to increase its welcoming presence and discourage destructive activities including littering and graffiti in the adjacent area.
- Inclusion of the park in any landscape inventory, green space tour, scavenger hunt, or other public education activity, to increase positive use of and community pride in the park. (See “HYCC Green,” above.)

APPENDIX A: RESOURCES, TOOLS, AND DOCUMENTATION

This section of the Preservation Priority Report identifies historic preservation and planning documents and tools that may prove relevant to Highland Park residents.

INVENTORY AND DOCUMENTATION

The first tool in preservation planning is to identify and understand historic resources within a given area. Highland Park is fortunate to have many different types of architecture scattered throughout the neighborhood. This collection of distinctive building types tells the story of Highland Park's development from a rural farm town, to a fashionable early Boston suburb, to an urban neighborhood.

Massachusetts Historical Commission

The Massachusetts Historical Commission (MHC), the state's principal preservation agency, administers many state and federal historic preservation programs, including preservation planning, grant and tax incentive programs, and public information programs and publications.

The Massachusetts Historical Commission's Inventory of Historic and Archaeological Assets is a statewide list that identifies significant historic resources throughout the Commonwealth. In order to be included in the inventory, a property must be documented on an MHC inventory form, which is then entered into the MHC database. This searchable database, known as MACRIS, is available online at <http://mhc-macris.net/>. MACRIS typically provides just a snapshot of information, including date built, the architect (if known), and architectural style. More information can be found by visiting MHC's physical inventory files at the Massachusetts Archives Building in Dorchester. (Original inventory forms are located at the Boston Landmarks Commission at City Hall.)

According to the MHC, the Highland Park/Fort Hill neighborhood has about 500 buildings in the state inventory. These inventoried properties range from 1825 to 1980, with the majority of the properties listed dating from between 1840 and 1890.

The inventory forms were prepared in 1984 by the Boston Landmarks Commission and further research was conducted in preparation for the 1989 National Register District designation of the Roxbury Highlands District. Archaeological sites, landscapes and other non-architectural historic resources are under-represented and are worthy of documentation.

Boston Landmarks Commission

The Boston Landmark Commission (BLC) is the city-wide historic preservation agency. The Commission's functions include identifying historic properties for the MHC inventory, preserving historic properties through individual Landmarks and local historic district designations, reviewing development and demolition activities proposed in the city, providing public information and assistance on preservation practices, and providing staff support to local historic district commissions. The BLC also administers the City's Demolition Delay process, Article 85 of the Zoning Code.

The BLC has administered architectural inventory surveys of all Boston neighborhoods and the Central Business District. Many of these survey forms were completed in the 1970s and are out of date. During that period, historic preservation professionals typically looked to the 19th century for historically significant buildings. Today, many consider the recent past to be equally as important, and contemporary surveys are typically much more inclusive and expansive. In Highland Park today, an inventory of the neighborhood would be quite different than it was 40 years ago.

DESIGNATION AND PROTECTION

After the state-wide agency, the Massachusetts Historical Commission, and the local agency, the Boston Landmarks Commission, have identified historic properties throughout the area, the next step is to designate the buildings and places that are the most significant.

State and National Registers of Historic Places

The National Register of Historic Places is the official federal list of districts, sites, buildings, structures and objects that have been determined significant in American history, architecture, archaeology, engineering and culture. All National Register properties are also listed in the State Register.

Listing on the National Register honors and recognizes the cultural, historical and architectural significance of a property or district. National Register listing is primarily an honorary designation and a planning tool. It places no restrictions on the actions of private property owners, provided that no state or federal licensing, funding or permitting is necessary for the owner's activity. Owners of income-producing properties listed on the National Register may qualify for federal and/or state income tax credits toward the costs of a substantial rehabilitation project that meets specified federal requirements. There are also matching grants for preservation of properties owned by municipalities or non-profits, through the Massachusetts Preservation Projects Fund (MPPF), administered by the MHC. A contributing building in a National Register district has the same status as an individually listed building on the National Register.

Individual Highland Park properties listed on the National Register of Historic Places:

- Garrison House, Highland Street
- Hale House, 12 Morley Street
- Kittredge House, 10 Linwood Street
- Dillaway School, Kenilworth Street
- The Parting Stone, John Eliot Square
- Highland Park/High Fort (the Standpipe)

National Register Districts

- John Eliot Square (includes 19 properties)
- Roxbury Highlands (includes 628 properties)

Boston Landmark Designation

A Boston Landmark is a property (or a district comprised of multiple properties) with historic, social, cultural, architectural or aesthetic significance to the City and the Commonwealth, the New England region, or the nation. It has been designated through a formal process, and once designated, proposed changes to Landmark properties require BLC design review and approval. Most Boston Landmarks are designated for exterior review only, for the building(s) and the property. Landmark designation does not regulate use or occupancy. (Paragraph taken from the Boston Landmarks Commission's website

<http://www.cityofboston.gov/Environment/landmarks.asp>)

Today, there is one designated individual Boston Landmark in the Highland Park neighborhood: the Cox Building in John Eliot Square, which was listed in 1979. Two other properties have been submitted for Landmark status: the Kittredge House (accepted for further study in December 2008) and First Church of Roxbury and Putnam Chapel (pending, under study).

Preservation Easements

Another option for applying a high level of protection and review to a building is a preservation easement, or a preservation restriction. A preservation easement is a voluntary legal agreement that protects a significant historic, archaeological, or cultural resource. An easement provides assurance to the owner of a historic or cultural property that the property's intrinsic values will be preserved through subsequent ownership. In addition, an owner who donates a perpetual preservation or conservation easement to a qualified recipient organization may be able to benefit from a federal income tax deduction for the value of the property given up by the donation. Historic preservation easements also are used to protect historic landscapes, battlefields, traditional cultural places, or archaeological sites. Under the terms of an easement, a property owner grants a portion of, or interest in, her property rights to an organization whose mission includes historic preservation. Once recorded, an easement becomes part of the property's chain of title and usually "runs with the land" in perpetuity, thus binding not only the owner who grants the easement but all future owners as well.

Preservation easements are governed by Massachusetts state statute, and must be reviewed and approved both at the municipal level and by the Massachusetts Historical Commission. All properties that have preservation restrictions filed under the state statute are automatically listed in the State Register.

In the Highland Park neighborhood, the following buildings have preservation restrictions.

- Spooner-Lambert House, 64 Bartlett Street (owner of the preservation restriction: HBI)
- Marble Front Rowhouses, 28-46 Cedar Street (owner of the preservation restriction: HBI)
- Alvah Kittredge House, 10 Linwood Street (owner of the easement: BRA)
- Hale House, 12 Morley Street (owner of the easement: Boston Landmarks Commission)
- First Church of Roxbury, 10 Putnam Street
- Paige Academy, 26-28 Highland Avenue

As a preservation tool, the donation of an easement to a certified easement-holding organization can be attractive for its potential tax benefits. If certain criteria are met, the owner of a property listed in the National Register of Historic Places may receive a Federal income tax deduction equivalent to the value

of the rights given away to a charitable or governmental organization. Additional financial benefits may be available in the form of reduced estate, gift, and local property taxes.

CITY OF BOSTON ZONING TOOLS

There are several tools found within the City of Boston's Zoning Code that apply to the preservation goals of the Highland Park community. It is important to understand how these tools work to best utilize them to preserve the character of the neighborhood.

Neighborhood Design Overlay District (NDOD)

The entire Highland Park/ Eliot Square District is designated a Neighborhood Design Overlay District, established as an overlay to protect the historic character of the neighborhood. Typically, the Zoning Code specifies small project design review when adding a minimum of 20,000 square feet or a minimum of 15 dwellings (Article 80, Small Project Review). However, in a Neighborhood Design Overlay District such as Highland Park, *any alteration*—changing a roof or height of cornice line, erecting an addition of 300 square feet or greater, and any exterior façade alteration over 300 square feet, should trigger a design review.

Demolition Delay – Article 85

One additional local legislative tool is available for the specific objective of preservation. Article 85 of the Boston Zoning Code establishes up to a 90-day delay in the granting of permission to demolish a building if it is at least 50 years old. If the Boston Landmarks Commission makes a “determination of significance” on a building, demolition delay provides a specific period for public comment and an opportunity to determine whether an alternative to demolishing the building can be found. One goal of the Demo-Delay article is to minimize the demolition of buildings where no immediate re-use of the site is planned.

Article 85 is applicable to properties that are not individual Boston Landmarks nor in a local historic district, since those are protected by their designation. However, it cannot prevent demolition; only defer it for 90 days. Boston has one of the weakest Demolition Delay bylaws in the state. Cambridge, by comparison, has a six month Demolition Delay Bylaw, and other towns, such as Brookline and Newton, have a twelve month bylaw, making it a much more effective tool since it slows down the project considerably.

Dimensional Exceptions

There are several exceptions to minimum dimensional requirements that allow new construction to conform more closely to the existing context. For example, section 50.44.1 allows the new building setback to match those of at least two consistent existing buildings on a block. Section 50.44.2 permits a 3/4 minimum lot size providing that other minimum specific dimensions are met.

Boulevard Planning District

The eastern edge of the district is bounded by the Washington Boulevard Planning District, which extends 100' from centerline of Washington Street and is superimposed on sub-district zoning. This overlay requires that certain design components are included and design review is conducted with acknowledgement of Washington Street's significance.

APPENDIX B: *FINANCIAL, TECHNICAL, AND INFORMATIONAL SUPPORT*

- **Department of Neighborhood Development Historic Homeworks**

Sponsored by the City of Boston Department of Neighborhood Development (DND), Boston's Historic HomeWorks provides grants to help Boston homeowners make historically appropriate exterior repairs/improvements. The goal of the program is to assist homeowners with making repairs that maintain the original architectural integrity of their homes and also enhance the historical character of their neighborhoods.

In order to participate in Boston's Historic HomeWorks, you must be an owner-occupant of a 1- to 4-family house, which must be at least 50 years old and located in the City of Boston. Your income must be \$63,000 or less for a single person, or \$90,000 or less for two or more people.

Boston's Historic HomeWorks will provide you with a grant of up to \$5,000 to help you make eligible home repairs. The grant will cover up to 50% of the cost of repairs based on the estimate provided by your selected contractor. The amount of rehabilitation you can do ranges from \$3,000 to \$35,000. To receive the grant, you must obtain the matching funds needed to complete the job. The matching funds can come from a variety of sources: your savings, a gift from your family, a loan from a bank or a Community/Neighborhood Development Corporation.

- **National Trust for Historic Preservation Grants**

Another valuable funding resource is the National Trust for Historic Preservation. It is important to note that for the most part, these grants are only available to non-profit organizations or municipalities. However, there are always opportunities for neighborhood groups and concerned individuals to partner with non-profit organizations to work in partnership toward project funding goals. Either of the Neighborhood Preservation Partnership organizations (the Boston Preservation Alliance and Historic Boston Incorporated) could potentially serve as a partner.

- The National Trust Preservation Fund includes funds that provide two types of assistance to nonprofit organizations and public agencies: 1) matching grants from \$500 to \$5,000 for preservation planning and educational efforts, and 2) intervention funds for preservation emergencies. Matching grant funds may be used to obtain professional expertise in areas such as architecture, archeology, engineering, preservation planning, land-use planning, fund raising, organizational development and law as well as to provide preservation education activities to educate the public.
- The Johanna Favrot Fund for Historic Preservation provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 for projects that contribute to the preservation or the recapture of an authentic sense of place. Individuals and for-profit businesses may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional advice, conferences, workshops and education programs.
- The Cynthia Woods Mitchell Fund for Historic Interiors provides nonprofit organizations and public agencies grants ranging from \$2,500 to \$10,000 to assist in the preservation, restoration, and interpretation of historic interiors. Individuals and for-profit businesses

may apply only if the project for which funding is requested involves a National Historic Landmark. Funds may be used for professional expertise, print and video communications materials, and education programs.

- The Battlefield Preservation Fund is a viable potential source of funding for Fort/Standpipe-related planning, education and interpretation.
- **The Massachusetts Cultural Facilities Fund** is an initiative of the Commonwealth of Massachusetts. The Fund was created as part of a major economic stimulus bill that was approved by the Massachusetts Legislature in July 2006. The legislative appropriation to the Fund in FY2007 was \$13 million; \$12 million in FY2008; and currently \$6.5 million in FY2009. To date, the Fund has awarded nearly \$24 million in grants to 120 cultural organizations across Massachusetts.

The goal of the Cultural Facilities Fund is to increase investments from both the public sector and the private sector to support the sound planning and development of cultural facilities in Massachusetts. The Fund provides Capital Grants, Feasibility & Technical Assistance Grants and System Replacement Plan Grants to promote the acquisition, design, repair, rehabilitation, renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts. All grants from the Fund must be matched with cash contributions from the private or public sector. Eligible applicants include nonprofit cultural organizations and (subject to some limitations) municipalities and institutions of higher education that own cultural facilities.

- **Historic New England's *Historic Homeowner Membership Program*:** Historic Homeowner membership provides individualized access to Historic New England's Historic Preservation staff for evaluation, consultation, and referrals on a range of issues confronting older houses. Annual membership benefits include:
 - Online or mail-in consultation to help you select historically appropriate paint colors OR to evaluate design or construction proposals to ensure compatibility with your old house;
 - Exclusive password-protected website;
 - Online and telephone access to Historic Homeowner staff for two additional technical assistance requests annually;
 - Two electronic newsletters on historic house maintenance and resource issues;
 - Invitations to two members-only historic house workshops and events; and
 - All the benefits of household membership in Historic New England.

- **National Trust for Historic Preservation website**

The National Trust for Historic Preservation, the nationwide non-profit historic preservation organization, has gathered a great amount of quality information relating to preservation. Their website, www.preservationnation.org, offers many resources, including information sheets about specific preservation topics (advice for historic homeowners, advocacy tips, weatherization facts, and much, much more). For interactive graphics showing how to "green" your historic home, go to:

- (<http://www.preservationnation.org/issues/sustainability/green-home-tips.html>)
- <http://www.preservationnation.org/about-us/regional-offices/northeast/additional-resources/Wood-Windows-Tip-Sheet-July-2008.pdf>.

- **Building Materials Resource Center (BMRC) and Boston Building Materials Co-op (BBMC)**

Boston Building Materials Co-op, located in Roxbury Crossing, is a not-for-profit consumer co-op that is open to the public. Their purpose is to provide high-quality materials at a reasonable cost and to teach people how to maintain and improve their homes. The Co-op's sister organization, the Boston Materials Resource Center, offers gently used and surplus building materials at low prices to the public; income-eligible members receive deep discounts on products and discounted membership to the Co-op. The Boston Building Materials Co-op offers hands-on home improvement classes throughout the year, on topics including kitchen design, finish carpentry, window rehab, sheet rocking and taping, tiling, home electrical safety, power tools, and more. (Co-op members receive discounted admission to workshops, as well as access to a tradesperson referral file and in-home technical assistance.)

Open/Green Space Information and Grant Opportunities:

Massachusetts Historic Landscape Preservation Initiative (led by DCR)

The Heritage Landscape Inventory Program builds upon prior landscape survey efforts to identify, document and plan for the protection of the heritage landscapes that are vital to communities' history, character and quality of life. Contact Jessica Rowcroft, Preservation Planner, for more information. Download or request a copy of *Reading the Land—Massachusetts Heritage Landscapes: A Guide to Identification and Protection*, Mass. Dpt. of Environmental Management, 2003, esp. pp. 32-45. This publication can be downloaded at no cost:

http://www.mass.gov/dcr/stewardship/histland/reading_the_land.pdf)

For an extensive list of local, regional and national organizations that may prove helpful, see "Contacts" on page 43 of *Reading the Land*: http://www.mass.gov/dcr/stewardship/histland/reading_the_land.pdf

The New England Grassroots Environment Fund (NEGEF)

This organization seeks to energize and nurture long term civic engagement in local initiatives that create and maintain healthy, just, safe and environmentally sustainable communities. The Fund uses grant making, networking, and skills-building to fuel local activism and social change. Their Urban Grants Program, the Boston Grants Initiative, awards grants of \$500-\$10,000 to groups working at a neighborhood or city level on environmental health, environmental justice or green space initiatives in Boston, Cambridge, Chelsea or Somerville while demonstrating significant volunteer involvement in their programs.

The Merck Family Fund

The Merck Family Fund was established in 1954 by George W. Merck, President of Merck & Co. He created the fund for two principal reasons: to do good with the resources acquired through the company's success, and to create an opportunity to regularly bring family members together. The goals of the Fund are to "restore and protect the natural environment and ensure a healthy planet for generations to come; and to strengthen the social fabric and the physical landscape of the urban community."

More Grant Opportunities

The following foundations fund many different types of projects:

The Barr Foundation

The Barr Foundation is a private foundation committed to enhancing the quality of life for all of Boston's residents. While their primary areas of emphasis are education and the environment, they also provide support to arts and cultural activities.

- **Making a More Livable City.** The Foundation concentrates on increasing the quality and quantity of open space and water resources, developing environmental stewardship, supporting environmental justice, as well as facilitating regional development planning and urban design.
- **Enhancing Cultural Vitality.** A focus on cultural projects that enhance the foundation's educational or environmental goals, support major and mid-sized institutions, promote diversity, or foster civic engagement and community cohesion.

Solomon Fund

The Solomon Fund is a private foundation that in the past has supported the creation and improvement of public parks, public events involving the outdoors, and other similar landscape/nature driven projects in the greater Boston area.

Edward Ingersoll Browne Fund

In 1892, Edward Ingersoll Browne, a successful Boston trust attorney with a strong sense of civic pride and public spirit, wrote his will directing that one-third of his estate be set aside in a special open space improvement fund for the City of Boston. The City of Boston art commission has representation on this board and assists in determining that all proposals submitted comply with the terms of Mr. Browne's will.

APPENDIX C: OPPORTUNITIES FOR PARTNERSHIP/FUNDING

Boston Preservation Alliance

Old City Hall
45 School Street
Boston, MA 02108
Phone: (617) 367-2458
www.bostonpreservation.org

Historic Boston Incorporated

3 School Street
Boston, MA 02108
Phone: (617) 227-4679
www.historicboston.org

National Trust for Historic Preservation – Northeast Office

7 Faneuil Hall Marketplace, 4th Floor
Boston, MA 02109
Phone: (617) 523-0885
<http://www.preservationnation.org/>

Boston Landmarks Commission

Boston City Hall, One City Hall Square #805
Boston, MA 02201
Phone: (617) 635-3850
<http://www.cityofboston.gov/Environment/landmarks.asp>

Department of Neighborhood Development

26 Court Street, 8, 9 & 11th Floor
Boston, MA 02108-2501
Phone: (617) 635-3880
<http://www.cityofboston.gov/dnd/>

Massachusetts Historical Commission

220 Morrissey Boulevard
Boston, MA 02125-3314
Phone: (617) 727-8470
<http://www.sec.state.ma.us/mhc/>

Department of Conservation and Recreation

Heritage Landscape Inventory Program

251 Causeway St, Suite 600
Boston, MA 02114
(617) 626-1380
www.mass.gov/dcr/stewardship/histland/Inventoryprog.htm

Jessica Rowcroft, Preservation Planner
jessica.rowcroft@state.ma.us

Historic New England

141 Cambridge Street
Boston, MA 02114
Phone: (617) 227-3956
<http://www.historicnewengland.org/>

National Park Service

Northeast Region
U.S. Custom House
200 Chestnut St., Fifth Floor
Philadelphia, PA 19106
Phone: (215) 597-7013
<http://www.nps.gov/>

Boston Parks and Recreation

1010 Massachusetts Avenue, 3rd Floor
Boston, MA 02118
Phone: (617) 635-4505
<http://www.cityofboston.gov/parks/>

Discover Roxbury

183 Roxbury St
Roxbury, MA 02119
Phone: (617) 427-1006
<http://www.discoverroxbury.org/>

Boston Natural Area Network

62 Summer Street, Second Floor
Boston, MA 02110-1008
Phone: (617) 542-7696
<http://www.bostonnatural.org/>

EarthWorks

34 Linwood Street
Roxbury, MA 02119
Phone: (617) 442-1059
www.earthworksboston.org

Trust for Public Land

Massachusetts/Rhode Island Office

33 Union Street, 4th Floor
Boston, MA 02108
(617) 367-6200
<http://www.tpl.org/>

COGdesign

(Community Outreach Group for Landscape Design)

14 Buxton Lane
Waltham, 02451
Phone: (781) 642-6662
info@cogdesign.org
www.cogdesign.org

Mass. Memories Road Show

UMass/Boston
www.massmemories.org

Lower Roxbury Black History Project

Northeastern University
www.northeastern.edu/voice/evoice/080130/article2.html
Lolita Parker, Jr., Project Manager
parkerdigitalimaging@gmail.com
Phone: (617) 367-9915

Grant Opportunities:

Merck Family Fund

303 Adams Street, Milton, MA 02186

Tel: 617-696-3580

Fax: 617-696-7262

merck@merckff.org

www.merckff.org

New England Grassroots Environment Fund

P.O. Box 1057

Montpelier VT 05601

p. 802 223 4622

f. 802 229 1734

<http://www.grassrootsfund.org>

Ginny Callan, MA & VT Program Officer & Boston

Grants Initiative (BGI) Program Director: callan@grassrootsfund.org

Barr Foundation

The Pilot House

Lewis Wharf

Boston

Massachusetts 02110

Phone: 617.854.3500

Fax: 617.854.3501 Email: info@barrfoundation.org

The Solomon Fund

Herb Nolan

10 Laurel Ave

Wellesley, MA 02481-7534

(781) 431-1440

Edward Ingersoll Browne Fund

Karin Goodfellow

Staff Director of the Boston Art Commission

Arts, Tourism and Special Events

Boston City Hall

Boston, MA 02201

Karin.Goodfellow@cityofboston.gov

George B. Henderson Foundation

Brenda Taylor

Palmer and Dodge LLP

111 Huntington Avenue, 19th Floor

Boston, MA 02115

APPENDIX D: *TIMELINE FOR CREATING AN ARCHITECTURAL CONSERVATION DISTRICT*

Steps completed:

- Petition was heard by the Boston Landmarks Commission and accepted for further study (completed in 1978)
- Meetings held between the Boston Landmarks Commission and the Project Review Committee (PRC) of the Roxbury Neighborhood Council (1998-1999)
- Preliminary study and proposed design guidelines (1999): Publication of “Preserving Highland Park: Protecting a Livable Community”

To move the Architectural Conservation District proposal forward, the following would need to happen:

- The Boston Landmarks Commission would hire a consultant with an MHC Survey and Planning Grant, to prepare a preliminary Study Report.
- The Mayor would appoint a Study Committee, consisting of five BLC members and six persons who have demonstrated interest in the subject under consideration (City Council confirmation of the appointments is required).
- The Study Committee (assisted by BLC staff) would complete the Study Report for the potential designation of an Architectural Conservation District; the boundaries, standards and criteria for design review for the district would be included in this report and the design review criteria would be tailored to the community’s needs and goals.
- Upon completion of the report, the Boston Landmarks Commission would hold a hearing for potential designation of the Architectural Conservation District. At this hearing, the public would have an opportunity for testimony.
- If passed by a 2/3 majority, the designation will be presented to the Mayor.
- If the Mayor does not overturn the designation, it is presented to the City Council.
- If the vote is upheld by the City Council, then the designation of the Architectural Conservation District is made official.
- The Mayor would then appoint commission members to serve in reviewing proposed architectural changes in the district as required in the designation Study Report.

APPENDIX E: “2009 Preservation Opportunities in Highland Park” – See Attached

APPENDIX F: *Update of List of Endangered Properties from the Boston Landmarks Commission’s 1999 Preserving Highland Park: Protecting a Livable Community – Listing of Endangered Properties* – See Attached

SOURCES

Alvah Kittredge House—A Case for Landmarks Designation. Presentation to the Boston Landmarks Commission by Highland Park Neighborhood Association (December 9, 2008)

Alvah Kittredge Park: Conceptual Design. Produced by Highland Park Neighborhood Association, Carol R. Johnson Associates, and Boston Parks and Recreation (6 April 2009)

Boston Landmark Commission Survey Forms

A Case for Restoring Alvah Kittredge Park. Proposal to Browne Fund by Highland Park Neighborhood Association (September 2008)

Discovering Green Spaces in Roxbury's Highland Park Neighborhood: A Walker's Guide to Parks, Gardens, and Urban Wilds. A Component of Hawthorne Youth and Community Center's Mural Project at Marcella Park in Collaboration with the Old South Meeting House, 1994

History in the Highlands! (DVD) Hawthorne Youth and Community Center, 2006

History in the Highlands: A Guide to the Highland Park Neighborhood, Roxbury, Massachusetts (Walking Tour Guide). A Collaborative Project of the Old South Meeting House and Hawthorne Youth and Community Center, 1993

MACRIS (Massachusetts Cultural Resource Information System) Massachusetts Historical Commission database for information on historic properties and areas in the Commonwealth, <http://mhc-macris.net/>

Preserving Highland Park: Protecting a Livable Community, Boston Landmarks Commission (Prepared by Gail Sullivan Associates, Inc.), 1999

Programme: Fort Hill Opening Ceremony & Procession. Evacuation Day Heritage Committee, 233rd Annual Evacuation Day Commemoration (March 14, 2009)

A Roxbury Guidebook, Published by Discover Roxbury, 2007 (**Vol. 1, Highland Park**)

The Town of Roxbury: Its Memorable Persons and Places, Its History and Antiquities, with Numerous Illustrations of Its Old Landmarks and Noted Personages, by Francis Samuel Drake, 1908

Vision Statement, Hawthorne Youth and Community Center Teens Designing Your Community Program

Appendix E—2009 Preservation Opportunities in Highland Park

Priority #1

Name/Address: Alvah Kittredge House, 10 Linwood Street

Issue/Opportunity: This 1836 Greek Revival house is a highly visible building in the neighborhood. Neighbors and local preservation organizations have advocated for its rehabilitation for years, and this desire was reiterated at the Winter/Spring 2009 Highland Park Workshops.

Key Players: Owners, Boston Preservation Alliance (BPA), Historic Boston Incorporated (HBI), Boston Landmarks Commission (BLC), Boston Redevelopment Authority (BRA)



Proposed Next Steps:

- 1) Meet with the BRA to discuss their role in enforcing the preservation easement. The BLC and BPA may be appropriate parties to be a part of this meeting.
- 2) Meet with the owner and architect to discuss opportunities for a preservation-based plan for the building. An organization, such as Historic Boston Incorporated or a Community Development Corporation, might be able to assist in finding solutions to make this preservation project feasible, (including the inclusion of affordable housing, the use of historic tax credits, and low-interest loans).
- 3) Serve as the “eyes and ears” for the Boston Landmarks Commission and Boston Redevelopment Authority by letting them know about the condition of the house or any new activity through a letter-writing campaign. If the building condition does not improve, coordinate letters from the community requesting that the Boston Landmarks Commission make the Kittredge House a priority in their pipeline and requesting that the Boston Redevelopment Authority enforce the preservation easement that they hold. Until the Kittredge House becomes an official Boston Landmark, any building permits pulled will not trigger review or special attention by the Inspectional Services Department.

Timeframe:

Meetings with BRA and Owner (Steps 1 and 2) should happen immediately, during Spring and Summer 2009. A letter-writing campaign might be a next step, depending on the outcome of the first two meetings.

Appendix E—2009 Preservation Opportunities in Highland Park

Priority #2

Name/Address: Hodgdon House, 174 Highland Street

Issue/Opportunity: This large stick-style mansard building was built in 1825 and is in private ownership. During the Winter/Spring 2009 Highland Park Workshops, participants expressed a desire to see it restored and better maintained.

Key Players: Owners, HBI, Department of Neighborhood Development (DND)



Proposed Next Steps:

- 1) Meet with the owner of the property to understand their plans for the house.
- 2) HBI could lend preservation-planning assistance and might suggest alternative financing structures (including low-interest loans and historic tax credits) that could make the project more feasible.
- 3) To create a good preservation plan for the building, its history must be researched and understood. The Hodgdon House could be a good candidate for listing on the National Register for Historic Places, which will make the house eligible for historic tax credits.
- 4) Apply to DND for a Historic Homeworks grant.
- 5) Bring the owner and representatives of DND together to discuss plans, which could include an affordable housing component.
- 6) If the owner is unwilling or unable to cooperate, there are avenues to take to encourage timely improvements. Community members and/or organizations might consider reaching out to the Inspectional Services Department to make certain that the owner is making their best efforts to maintain a safe building.

Timeframe:

A meeting with the owner (Step 1) should happen during Spring or Summer 2009. The timing for steps 2-6 will depend on the outcome of the meeting.

Appendix E—2009 Preservation Opportunities in Highland Park

Priority #3

Name/Address: Cochituate Standpipe, Highland Park

Issue/Opportunity: The iconic, 1870 Cochituate Standpipe was identified at the Winter/Spring 2009 Highland Park Workshops as a very significant monument in the neighborhood. Some residents would like to see the tower re-opened to the public and used as an observatory again. The residents also expressed that they would like to see the building and the park maintained.

Key Players: Community members/abutters to the park, BPA, Discover Roxbury, Boston Parks and Recreation Department, Massachusetts Cultural Facilities Fund

Proposed Next Steps:

1) *Maintenance and Upkeep:*

The park and tower are maintained both by neighbors and the Boston Parks and Recreation Department. The tower was painted and some improvements were made to the park about five years ago. This was financed both by the city and through neighborhood fundraising. Improvement to maintenance and upkeep may be achieved through the following:

- Currently, Fort Hill/Highland Park is listed on the Boston Parks and Recreation Department as “to be scheduled” in their capital improvement plan, which also indicates an intention to “upgrade the park with new benches, paving, landscaping and improvements to the tower” (with a budget of \$250,000). The community should move to work with the Department to develop a capital program and interpretive signage. This could be initiated through a preliminary meeting, hosted by the BPA, to acquire information from the Boston Parks Department about the current plans for the park.
- An exploration of alternative funding sources, such as the Massachusetts Cultural Facilities Fund. The Fund provides matching grants that may cover the acquisition, design, repair, rehabilitation renovation, expansion, or construction of nonprofit cultural facilities in Massachusetts. However, obtaining funds is typically contingent on having a strong and feasible program plan in place that details the use, interpretation piece, jurisdiction, etc. A plan should be put into place and agreed upon by the community and abutters before an application to the MCCF is submitted.

2) *Interpretation and Programming:*

This park and tower should be interpreted and programmed in order to attract more interest in and appreciation of its historical significance, including:






Appendix E—2009 Preservation Opportunities in Highland Park

- Continued and expanded outreach through walking tours and other special events with groups like Discover Roxbury, MyTown, and other active Roxbury non-profit organizations may help to accomplish these interpretation goals.
- Partnership with Michael Bare of South Boston Citizen's Organization to create an "Inner City Freedom Trail" (or another, similar name) linking Fort Hill/Roxbury High Fort to Dillaway Thomas House, First Church in Roxbury, Shirley Eustis House, Lemuel Clapp House, Dorchester Heights Monument.
- Designation of a non-profit group or government agency as the "holder of the key." This will allow for public access, while the neighborhood still maintains some control over use of the tower.



Timeframe:

Meetings with the Parks Department should happen during Spring or Summer 2009. MCFF Funding will depend on a coordinated strategy with the Department, so this step cannot move forward until their plans are better understood. Interpretation and programming efforts could begin immediately.

Appendix E—2009 Preservation Opportunities in Highland Park

Name/Address	2009 Photograph	Issue/Opportunity
17 Dorr Street		This house was included on the list of the “10 Most Endangered” houses in the 1999 “Preserving Highland Park, a Livable Community”, published by the Boston Landmarks Commission. A decade later, the house has seen little or no investment or renovation. Like its neighbor below, this triple decker is potentially in danger of a similar fate of many houses on this street which have disappeared due to neglect, arson, or abandonment.
15 Dorr Street		This house was discussed during neighborhood meetings in Winter/Spring 2009. There is some concern here about the current occupant’s age and health, and a reluctance to cause any more stress or trouble for the owner. However, the house is a significant building on a street that has seen a lot of abandonment, arson, demolition, and now new infill housing. Losing this house would continue that trend.
Asaka House, Centre Street		This Greek Revival mansion was discussed during neighborhood meetings in Winter/Spring 2009. While community participants commend the current occupants for running important social services, they wish that resources would be made available to ensure good stewardship for this significant historic building.

Appendix E—2009 Preservation Opportunities in Highland Park

Name/Address	2009 Photograph	Issue/Opportunity
Hale House, 12 Morley Street		<p>This house was discussed during neighborhood meetings in Winter/Spring 2009. Historic Boston Incorporated restored the exterior from 1985 to 1992 with funds from the Boston Redevelopment Authority. However, based on community observation and comments made by the owner (who was an active participant in the Neighborhood Preservation Workshops), the Hale House is in need of more investment and renovation.</p>
85 Thornton Street		<p>This house was added based on the recommendation of the Neighborhood Preservation Partnership leaders. Restoring and making this house habitable once again will cause a great positive effect on this section of Thornton Street.</p>

Appendix F—Update of the 1999 Boston Landmarks Commission's *"Preserving Highland Park, Protecting a Livable Community"* Listing of Endangered Properties

Name/Address	1999 Photograph	2009 Photograph	2009 Condition
130-138 Marcella Street			Restored/ occupied, well maintained
17 Dorr Street			Remains as an opportunity for stabilization, renovation, and good historic preservation to take place.
5-8 Alvah Kittredge Square			Most of the row is now restored, occupied and well maintained. All has been stabilized.

Appendix F—Update of the 1999 Boston Landmarks Commission's *"Preserving Highland Park, Protecting a Livable Community"* Listing of Endangered Properties

21 Dorr Street			Demolished/ Reconfigured? Original puddingstone house no longer exists, new house built using original puddingstone materials?
Alvah Kittredge House (10 Linwood Street)			Remains as an opportunity for stabilization, renovation, and good historic preservation to take place.

Appendix F—Update of the 1999 Boston Landmarks Commission's *"Preserving Highland Park, Protecting a Livable Community"* Listing of Endangered Properties

34-36 Highland Street			Restored/ occupied, well maintained
67 Lambert Avenue			Restored/ occupied, well maintained
Hodgdon House, 174 Highland Street			Remains as an opportunity for stabilization, renovation, and good historic preservation to take place.

Appendix F—Update of the 1999 Boston Landmarks Commission's *"Preserving Highland Park, Protecting a Livable Community"* Listing of Endangered Properties

49 Cedar Street			Restored/ occupied, well maintained
5-7 Juniper Street			Restored/ occupied, well maintained